246 Aikahi Loop, Kailua 96734 * $1,780,000 * Originally $2,090,000

Sold Price: $1,780,000	Sold Date: 09-23-2022	Sold Ratio: 100%
Beds: **4**	MLS#: **202208938, FS**	Year Built: **1963**
Bath: **2/0**	Status: **Sold**	Remodeled: **2017**
Living Sq. Ft.: **1,934**	List Date & DOM: **05-10-2022** & **106**	Total Parking: **4**
Land Sq. Ft.: **8,526**	Condition: **Above Average**	Assessed Value
Lanai Sq. Ft.: **0**	Frontage: **Other**	Building: **$229,500**
Sq. Ft. Other: **0**	Tax/Year: **$330/2021**	Land: **$1,228,600**
Total Sq. Ft. **1,934**	Neighborhood: **Aikahi Park**	Total: **$1,458,100**
Maint./Assoc. **$0 / $0**	Flood Zone: **Zone X - Tool**	Stories / CPR: **One / No**
Parking: **2 Car, Driveway, Garage**	Frontage: **Other**	
Zoning: **04 - R-7.5 Residential District**	View: **Garden**	

Public Remarks: Welcome to this lovely home in the sought-out neighborhood of Aikahi Park. This captivating 4-bedroom, 2-bathroom single-level home is a special Kailua find. Conveniently located next to award-winning schools, Aikahi Park, and 0.6 miles from the famous white sands of Kailua Beach. A quick drive to Kailua Town, close proximity to Kaneohe Marine Base, and easy access to all freeways leading into Honolulu make this home perfectly situated. Kitchen is bright with an attractive layout with ample living spaces. The peaceful primary bedroom includes a walk-in closet and relaxing sitting space. Brand new split AC units for the warm summer days unless you choose to open all the windows and enjoy the tropical breezes and relax by you beautiful salt water pool. Attached two-car garage, solar water heater, and fully fenced in back yard makes this home check all your "must have" boxes. *Number of bedrooms as well as living sqft do not match tax records. **Sale Conditions:** None **Schools:** Aikahi, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info




Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	DOM
246 Aikahi Loop	**$1,780,000**	4 & 2/0	1,934 | $920	8,526 | $209	106

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
246 Aikahi Loop	$330 | $0 | $0	$1,228,600	$229,500	$1,458,100	122%	1963 & 2017

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
246 Aikahi Loop	$1,780,000	09-23-2022	100%	85%	VA

246 Aikahi Loop - MLS#: 202208938 - Original price was $2,090,000 - Welcome to this lovely home in the sought-out neighborhood of Aikahi Park. This captivating 4-bedroom, 2-bathroom single-level home is a special Kailua find. Conveniently located next to award-winning schools, Aikahi Park, and 0.6 miles from the famous white sands of Kailua Beach. A quick drive to Kailua Town, close proximity to Kaneohe Marine Base, and easy access to all freeways leading into Honolulu make this home perfectly situated. Kitchen is bright with an attractive layout with ample living spaces. The peaceful primary bedroom includes a walk-in closet and relaxing sitting space. Brand new split AC units for the warm summer days unless you choose to open all the windows and enjoy the tropical breezes and relax by you beautiful salt water pool. Attached two-car garage, solar water heater, and fully fenced in back yard makes this home check all your "must have" boxes. *Number of bedrooms as well as living sqft do not match tax records. **Region:** Kailua **Neighborhood:** Aikahi Park **Condition:** Above Average **Parking:** 2 Car, Driveway, Garage **Total Parking:** 4 **View:** Garden **Frontage:** Other **Pool:** In Ground **Zoning:** 04 - R-7.5 Residential District **Sale Conditions:** None **Schools:** Aikahi, Kailua, Kalaheo * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market